



Cal/EPA

January 30, 1997

Department of
Toxic Substances
Control

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Mr. Roger SooHoo
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Pete Wilson
Governor

James M. Strock
Secretary for
Environmental
Protection

FINAL SITE INSPECTION REPORT FOR SITES 4, 8, 10, 11, 16, 18, 22, AND 23 AT
NAVAL CONSTRUCTION BATTALION CENTER (NCBC), PORT HUENEME

Dear Mr. SooHoo:

The Department of Toxic Substances Control (DTSC) has completed its review of the above-referenced report. The report presents the same recommendations in the Navy's March 4, 1996-letter for the IRP Sites 4, 8, 10, 11, 16, 18, 22, and 23 at NCBC, Port Hueneme.

This letter supersedes our April 3, 1996-letter and reiterates that we concur with the recommendation of no further action for Site 16 and deferral of clean-up under the petroleum program for Sites 18 and 22. The risk estimate for Site 16 is less than one in one-million (1.0×10^{-6}) and the contamination at Sites 18 and 22 are solely petroleum contaminants. Furthermore, we concur with the removal action recommendation for Site 23. Enclosed is a copy of our April 3, 1996-letter.

DTSC will continue to delay a final decision on the status of Sites 4, 8, 10, and 11 pending the resolution of risk management issues at all United States military bases in California or pending development of an acceptable institutional control mechanism consistent with the Health and Safety Code, Section 25222.1 (a). Enclosed is a copy of Section 25222.1 (a) regulation.

The land use restrictions at Installation Restoration Program sites on active military bases is being considered by the California Military Environmental Coordination Committee (CMECC). Until CMECC agrees upon a use restriction process that can be applied to these facilities, DTSC will apply its existing practice for land use restrictions at hazardous substance release sites. DTSC requires sites not cleaned up to levels acceptable for residential or unrestricted land use to have a recorded deed restriction that will be easily available during a title search.



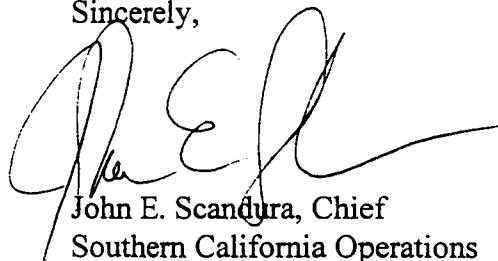
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Enclosed is the DTSC's position on use restriction at military bases while under federal control that has been presented to CMECC. Also, enclosed for your information is the official DTSC policy and procedure for development and implementation of land use covenants.

If you have any additional questions or comments regarding this transmittal or other project matters, please call Mr. Omoruyi Patrick at (310) 590-4909.

Sincerely,



John E. Scandura, Chief
Southern California Operations
Office of Military Facilities

Enclosure (4)

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